

CASE NUMBER: 15SN0167

APPLICANT: James Queen



**STAFF'S ANALYSIS
AND
RECOMMENDATION**

Board of Supervisors (BOS)

Public Hearing Date:

SEPTEMBER 16, 2015

BOS Time Remaining:

344 DAYS

Applicant's Agent:

PAIGE WINEGAR

(804-720-4007)

Applicant's Contact:

JAMES QUEEN

(804-520-4222)

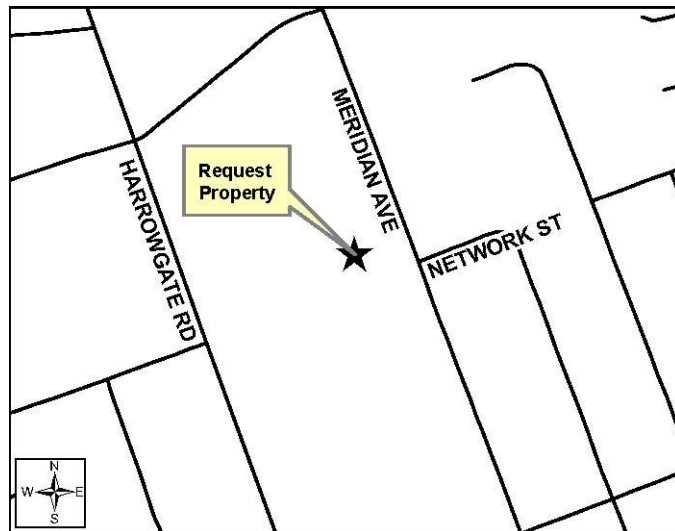
Planning Department Case Manager:

RYAN RAMSEY (804-768-7592)

CHESTERFIELD COUNTY, VIRGINIA

Magisterial District: **BERMUDA**

15812 Meridian Avenue



APPLICANT'S REQUEST

Renewal of manufactured home permit (Case 14SN0137) to permit a temporary manufactured home in a Residential (R-7) District.

Notes:

- A. Conditions may be imposed or the property owner may proffer conditions.
- B. The ordinance limits the maximum period of time for which a special exception for a temporary manufactured home may be granted to seven (7) years. Should the Board wish to approve this request, this approval would be for seven (7) years unless conditioned for less time.

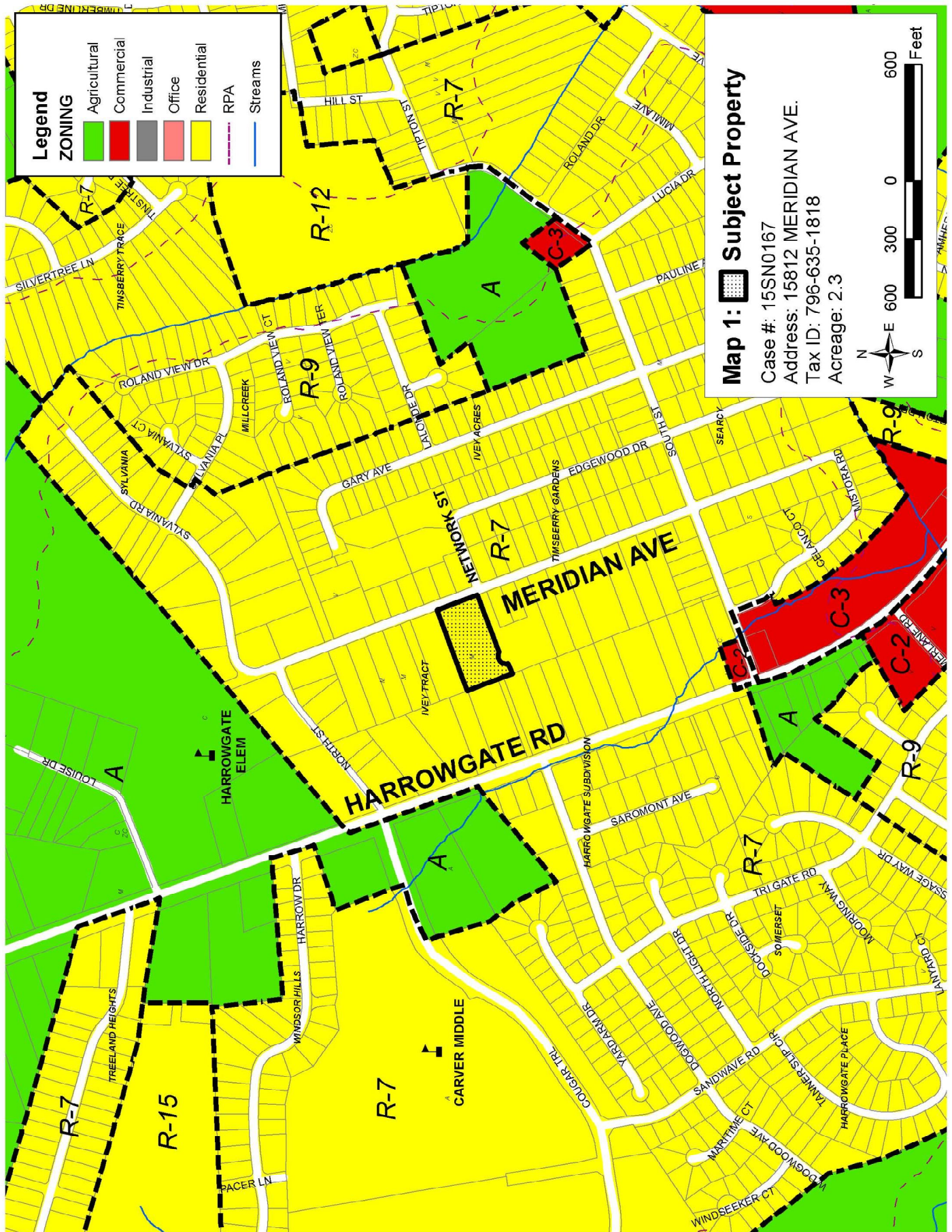
RECOMMENDATION

STAFF

RECOMMEND DENIAL

- No extenuating circumstances to warrant continuation of permit
- Manufactured home is inconsistent with area development

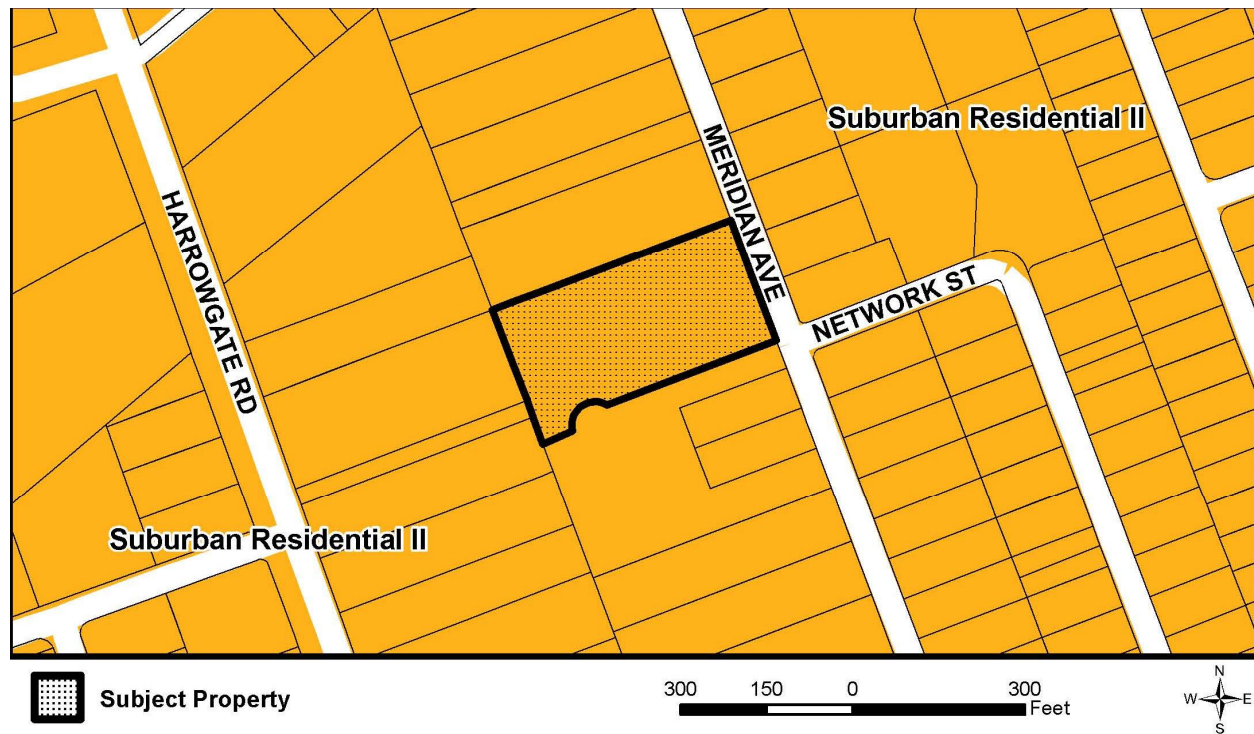
SUMMARY OF IDENTIFIED ISSUES	
Department	Issue
PLANNING	<ul style="list-style-type: none"> • While manufactured home has been located on property since 1968, the applicant has not provided an extenuating circumstance to permit the continuation of the manufactured home permit. • Applicant does not reside on the property and has indicated that the manufactured home is being leased. • Manufactured home is inconsistent with area single-family residential development
FIRE	-
CDOT	-
VDOT	-
UTILITIES	-
ENVIRONMENTAL ENGINEERING	-



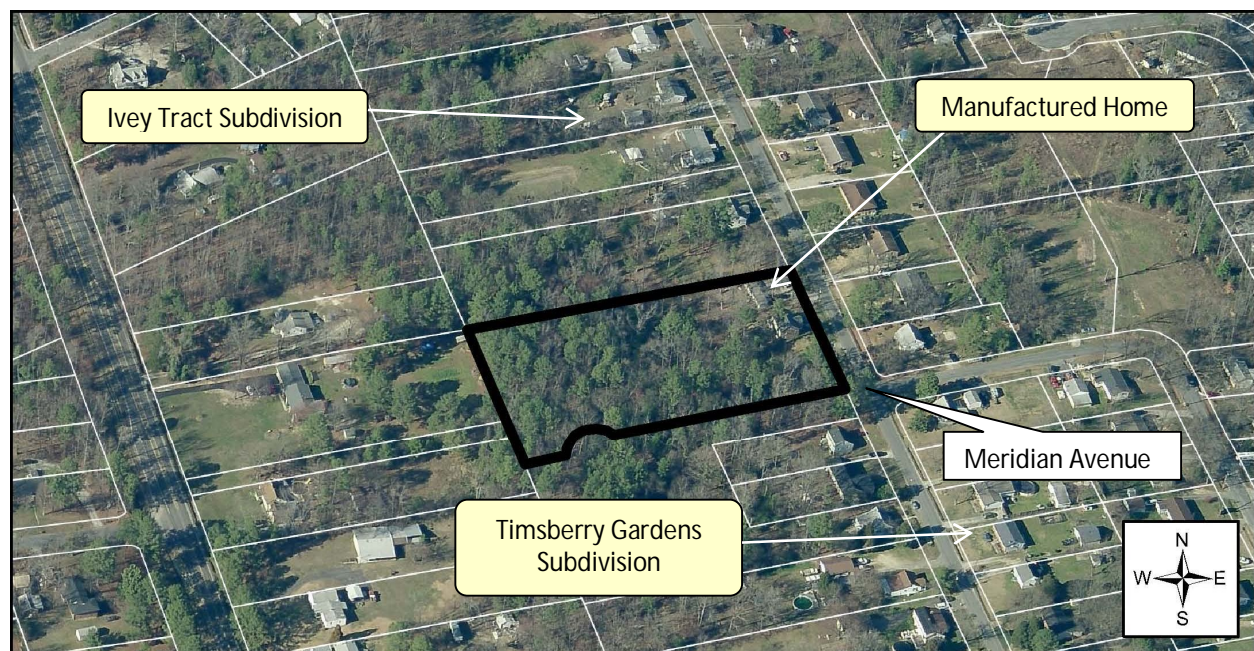
Map 2: Comprehensive Plan

Classification: **SUBURBAN RESIDENTIAL II**

The designation suggests the property is appropriate for 2.0 to 4.0 dwellings per acre.



Map 3: Surrounding Land Uses & Development



PLANNING

Staff Contact: Ryan Ramsey (804-768-7592) ramseyrp@chesterfield.gov

ZONING HISTORY

Case Number	BZA/BOS Action	Request
68-T-110, 70-T-125R, 72-T-136R, 74SR099, 76SR134, 78SR121, 88SR0231, 96SR0136, 07SN0213	Approved (09/1968- 12/2006)	Initial approval of a temporary manufactured home permit and subsequent renewals of the permit.
14SN0137	Approved (05/2014)	Temporary manufactured home permit approved for 1 year.

A manufactured home has been located on the subject property since 1968. Approval for the manufactured home was renewed multiple times between 1970 and 2002 with conditions limiting occupancy of the manufactured home to the property owner's sister (Agnes Comer), with the property owner occupying the existing single-family dwelling.

On May 28, 2014, the Board of Supervisors approved the most recent permit (Case 14SN0137) for 1 year, expiring in 2015. This approval was subject to a condition that required the applicant (James Queen) to own the manufactured home, but did not require him to occupy the home. There was no condition that designated a specific occupant, such as a family member.

PROPOSAL

The applicant is seeking renewal of this temporary manufactured home permit for an additional seven (7) years. The applicant does not reside on the property and has indicated that the manufactured home is being leased.

Should this request be approved, the following conditions should be imposed:

General Overview	
Requirements	Details
Occupancy	Manufactured home owned by applicant <i>Condition 1</i>
Additions	No permanent-type living space added to manufactured home <i>Condition 2</i>
Foundation	Not placed on a permanent foundation <i>Condition 2</i>
Time Limitation	1 Year <i>Condition 3</i>

PUBLIC FACILITIES

FIRE SERVICE

Staff Contact: Anthony Batten (804-717-6167) BattenA@chesterfield.gov

Nearby Fire and Emergency Medical Service (EMS) Facilities

Fire Station	The Harrowgate Fire Station, Company Number 21
EMS Facility	The Bensley-Bermuda Volunteer Rescue Squad

This request will have minimal impact on fire and EMS.

COUNTY DEPARTMENT OF TRANSPORTATION

Staff Contact: Jim Banks (804-748-1037) banksj@chesterfield.gov

This request will have no impact on these facilities.

VIRGINIA DEPARTMENT OF TRANSPORTATION

Staff Contact: Brian Lokker (804-674-2384) brian.lokker@vdot.virginia.gov

VDOT Land Use Regulations

Traffic Impact Analysis (24VAC30-155)	-
Access Management (24VAC30-73)	-
Subdivision Street Acceptance (24VAC30-91/92)	-
Land Use Permit (24VAC30-151)	-
Summary	As of the printing of this report, VDOT has not comment on this request.

WATER AND WASTEWATER SYSTEMS

Staff Contact: Jamie Bland (804-751-4439) blandj@chesterfield.gov

The proposal's impacts on the County's utility system are detailed in the chart below:

Water and Wastewater Systems			
	Currently Serviced?	Size of Existing Line	Connection Required by County Code?
Water	No	6"	No
Wastewater	No	8"	No

Additional Information:

Connection to the public water and wastewater is recommended for the temp manufactured home but not required by Code. The proposed request will not impact the public water and wastewater systems.

ENVIRONMENTAL

Drainage, Erosion and Water Quality

Staff Contact: Doug Pritchard (804-748-1028) pritchardd@chesterfield.gov

This request will have no impact on these facilities.

CASE HISTORY	
Applicant Submittal	
6/3/15	Application submitted
Board of Supervisors Meeting	
8/26/15	<p>Board Discussion</p> <p>The Board noted their desire to defer this case to allow time for the applicant to work with neighbors on issues concerning the request.</p> <p>Action - DEFERRED TO SEPTEMBER 16, 2015</p>
<p>The Board of Supervisors on Wednesday, September 16, 2015, beginning at 6:30 p.m., will consider this request.</p>	

CONDITIONS

1. The applicant shall be the owner of the manufactured home. (P)
2. No permanent-type living space may be added to the manufactured home. The manufactured home shall be skirted but shall not be placed on a permanent foundation. (P)
3. This manufactured home permit shall be granted for a period not to exceed one (1) year from the date of approval. (P)